



SIGNET FARM SOUTH
SIGNET

JACKSON-STOPS 

AN ATTRACTIVE GRADE II LISTED COTSWOLD STONE PROPERTY SITUATED IN A SMALL HAMLET CLOSE TO BURFORD.

Features: Entrance Hall, kitchen/breakfast room, utility, family room, dining room, drawing room, study on the ground floor. Upstairs there is a family bathroom, five bedrooms, one with an en suite shower room. Garden, outbuilding with potential for further accommodation subject to the necessary approvals.

THE PROPERTY

Internally the house retains many period features to include an inglenook fireplace and exposed beams. The accommodation has been laid out over two floors. On the ground floor is the kitchen/breakfast room, utility, family room, dining room, drawing room and study. Upstairs there are five bedrooms, one with an en-suite shower room. There is also a family bathroom.

The property is approached from the "no through lane" in Signet. There is a gravelled drive leading to a garage and workshop. To the side of the house is a gravelled and cobbled courtyard which is enclosed by high stone walls. The rear patio is partially paved and has raised borders and is also enclosed by high stone walls. A gate leads into a garden area which provides access to an outbuilding and a wood store. The outbuilding provides potential for further accommodation or office space - subject to planning consent. An additional gate provides pedestrian access to the lane.

LOCATION

Signet is a hamlet and situated 1 mile to the south of the historic town of Burford.

Burford is an old Cotswold market town with many historical connections. Known as The Gateway to the Cotswolds, it offers a range of shopping facilities, local schools, a fine parish church and a number of public houses. The town nestles in the Windrush Valley surrounded by beautiful countryside yet is within easy reach of Oxford and Cheltenham, both of which provide the main cultural and shopping facilities for the area. There are good road communications

to London via the A40/M40 and a train service from Charlbury to London Paddington.

Stow-on-the-Wold - 10 miles
Oxford - 20 miles
Cheltenham - 22 miles

Charlbury Station - 9 miles (main line station to London Paddington)
(All mileages are approximate)

DIRECTIONS: (POSTCODE OX18 4JQ)

From Burford office proceed up the hill to the roundabout. Go straight over the roundabout onto the A361 towards Lechlade. After one mile turn right signposted to Signet only then immediately turn left, proceed down the lane and Signet Farm South will be on the right hand side.

PROPERTY INFORMATION

Tenure: The property is freehold and vacant possession will be given on completion.

Fixtures and Fittings: All items in the nature of fixtures and fittings described in these particulars are included in the sale. All other such items are specifically excluded.

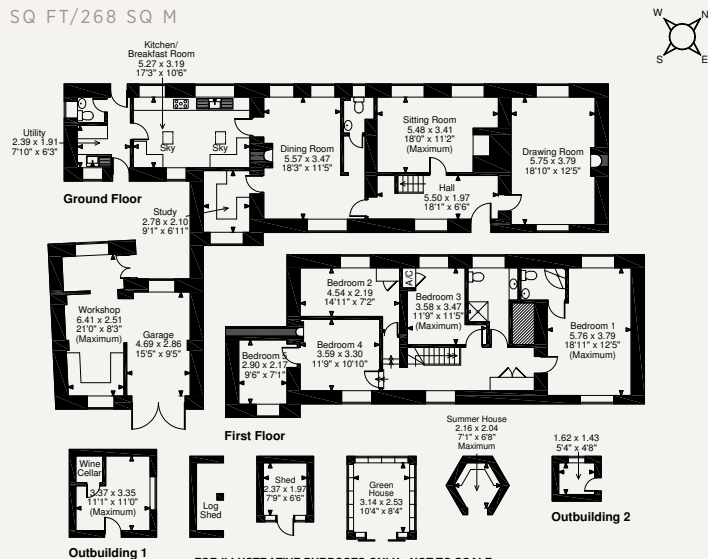
Services: Oil fired central heating, mains water and electricity. Private drainage and shared septic tank with Signet Cottage.

Local Authority: West Oxfordshire District Council. Tel: 01993 861000

Council Tax Band: D

Viewing: An appointment to view is essential and should be made through the agent's Burford office. Tel: 01993 822661 signposted to Signet only then immediately turn left, proceed down the lane and Signet Farm South will be on the right hand side.

APPROXIMATE GROSS INTERNAL AREA 2890 SQ FT/268 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURFORD

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